

RPA Staff Report & Recommendations

Rossville – South Chattanooga

Closure and Abandonment

Will be used with the adjoining property in TN [for] equipment, parking and warehousing. The abandoned ROW is desired to serve as an additional property that is needed because of buffering and screening requirements related to an industrial use expansion proposal that features nearby residential properties.



Vacant

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|---|--|
| <u>Adjacent Uses:</u> | Vacant, Residential, and Industrial |
| <u>Size of Tract:</u> | Unknown |
| <u>Access:</u> | Good |
| <u>Street Functional Classification:</u> | |
| <u>Current Annual Average Daily Traffic Volume:</u> | 2000 Rossville Blvd. report - 28,689 per day |
| <u>Traffic Congestion:</u> | Unknown |
| <u>Other Modal Facilities:</u> | Intermittent sidewalks are in place throughout the area. |

Analysis

Extension of Current Zoning: No

Name of Community Land Use Plan: Rossville Land Use Plan (2004)

Proposed Use Supported by Community Land Use Plan: Partially

Proposed Use Supported by Comprehensive Plan: Partially

Public Works Comments: Because similar salvage or recycling facilities have created nuisances when screening is not adequately addressed, the ROW is seen as a good buffer.

Transportation Comments: The ROW is unused and may serve as buffer.

Planning Staff Comments: The transition between manufacturing uses to residential uses and the nearby commercial center uses should feature adequate buffering and enhancements. The proposed expansion and increase of the industrial use should also consider potential impacts regarding outdoor storage, salvage operations, noise, trip generation for trucking needs, and the parking of large scale hauling vehicles and/or other equipment on a long term basis. The Rossville Blvd. Community Plan states: "Given the large percentage of manufacturing within the study area, it is recommended that any manufacturing use abutting residential properties provide adequate landscape, sight-screening, and noise reduction buffers to reduce negative impacts to the surrounding neighborhood."

"Manufacturing and residential zoning are interspersed in the study area; this has led to incompatible adjacent uses in many locations."

The City ROW and natural vegetation that currently exists at Calhoun Avenue (located to the east and adjacent to the property) should remain in place to provide additional buffering to the nearby residential properties. The property owners should accommodate landscaping needs as part of the business expansion on the proposed property, thus leaving the ROW as an additional buffer of existing vegetation. As a more formal aspect of their business expansion, adequate fencing and screening will be required and should follow zone requirements along with landscaping requirements. This may include an 8 foot street yard and plantings, fencing and/or screening.

Denying abandonment would create a better buffer between ~~M-1~~ and R-2.

M-2

Staff Recommendation to Planning Commission: Deny

**Planning Commission Recommendation:
Deny**